

Prime Klahanie Retail For Lease

Klahanie Shopping Center | 4570 Klahanie Drive SE | Sammamish, WA 98029



ONLY 2 SPACES LEFT!

AVAILABLE SUITES

SUITE 506 1,072 SF
 SUITE 501 1,100 SF

QFC-anchored shopping center in the heart of Klahanie on the Sammamish Plateau. Extremely strong demographics and great co-tenancy. New landscaping and upgraded monument sign.



Demographics:	1 mile	3 mile	5 mile
2018 Population:	14,001	60,108	107,128
2018 Households:	4,987	22,282	39,332
2018 Average HHI:	\$173,834	\$172,320	\$183,764
2018 Daytime Population:	1,446	25,686	35,344

Traffic Counts:	Cross Street	Traffic Vol
Klahanie DR SE	SE Issaquah Fall-City RD	12,000
SE Issaquah Fall-City RD	Klahanie DR SE	14,500

For more information, please contact:

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SITE PLAN



SPACE	TENANT	SF
506	AVAILABLE	1,072
501	AVAILABLE	1,100
1000	QUALITY FOOD CENTERS	37,834
101	KLAHANIE VILLAGE VETERINARY	1,920
102	THE UPS STORE	1,600
103	GREAT CLIPS	1,280
104	KLAHANIE CLEANERS	1,600
105	PET PRO'S	2,048
201	SOFIA SALON	1,280
202	STARBUCKS COFFEE COMPANY	1,600
203	SWEDISH HEALTH SERVICES	4,288
301	KLAHANIE FAMILY DENTISTRY	1,400
302	KLAHANIE CHIROPRACTIC CENTER	1,400
303	EDWARD JONES	1,050
304	PROGRESSION CYCLE	1,400
305	PEAK SPORTS AND SPINE	2,800
307	MATHNASIUM	1,050

SPACE	TENANT	SF
308	ISSAQUAH NAILS	1,050
309	HAWKINS ORTHODONTIC	2,042
311	KLAHANIE EYE CARE CENTER	1,400
312	SWERVE DRIVER TRAINING	1,400
313	13 POPPY	1,050
314	MOORE BROTHERS MUSIC	1,400
316	WELLS FARGO	2,800
320	ANYTIME FITNESS	6,123
401	BRIGHTMONT ACADEMY	3,875
402	CHAN'S RESTAURANT	4,500
502	THAI GINGER	2,200
504	YOKO 3 TERIYAKI	1,100
505	WIZARD OF PAWS PET SALON	1,100
601	ALBERT'S JEWELERS	785
602	PAPA MURPHY'S TAKE & BAKE	1,215
603	HOP JACK'S	5,000
701	CHEVRON	2,967



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The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

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SHOPPING CENTER PHOTOS



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NEW MONUMENT SIGNAGE DESIGN



1 Photo Inlay Entrance One
Scale: NA

Existing To Be
Removed



2 Photo Inlay Entrance Two
Scale: NA

Existing To Be
Removed



*Specific locations and dimensions are approximate and subject to change



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LOCAL AMENITIES



SAMAMISH HIGHLANDS SHOPPING CENTER		SAMMAMISH VILLAGE	PINE LAKE VILLAGE
1 Safeway	19 La Petite Academy	1 Jersey Mike's Subs	1 QFC
2 Trader Joe's	20 Plateau Foot & Ankle	2 T-Mobile	2 August Moon
3 Bartell Drugs	21 Petco	3 Metropolitan Market	3 JPMorgan Chase Bank
4 Apna Bazar	22 H&R Block	4 Chipotle	4 Sherwin-Williams
5 Pine Lake Ale House	23 Oil Can Henry's	5 Issaquah Nails	5 Subway
6 Jack In The Box	24 Sammamish Veterinary	INGLEWOOD PLAZA	6 Expedia CruiseShipCenters
7 Domino's Pizza	25 Sammamish Mailpost	1 Lanponi Restaurant	7 Himitsu Sushi & Teriyaki
8 Taco Time	26 Bank of America	2 Subway	8 Edward Jones
9 Jimmy John's	28 Wells Fargo	3 McDonald's	9 Starbucks
10 Homegrown	29 Chase Bank	4 Papa John's Pizza	10 Mail Post
11 Yogurtland	30 Washington Federal	5 Papa Murphy's Pizza	11 Party Carousel
12 MOD Pizza	31 Sammamish Kindercare	6 Great Clips	12 Sports Clips
13 KFC	SAMMAMISH COMMONS	7 Issaquah Nails	13 Hair Masters
14 Starbucks	1 Sammamish Library	8 The Tutoring Center	14 Rite Aid
15 Nasai Teriyaki	2 YMCA	9 Edward Jones	15 Davis Optical
16 Pacific Bike and Ski	3 Sammamish Police	10 Positive Ally	16 Sylvan Learning Center
17 Benjamin Moore		11 Inglewood Dry Cleaners	17 US Nails

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	
POPULATION	2018 Estimated Population	14,001	60,108	107,128
	2023 Projected Population	14,908	64,092	114,309
	2010 Census Population	12,303	49,310	90,069
	2000 Census Population	10,894	31,551	65,468
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	1.6%	5.0%	3.5%
	2018 Median Age	34.8	36.6	37.3
HOUSEHOLDS	2018 Estimated Households	4,987	22,282	39,332
	2023 Projected Households	5,353	23,906	42,198
	2010 Census Households	4,409	18,292	33,051
	2000 Census Households	3,684	11,335	23,460
	Projected Annual Growth 2018 to 2023	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2018	2.0%	5.4%	3.8%
RACE/ETHNICITY	Projected Annual Growth 2018 to 2023	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2018	2.0%	5.4%	3.8%
	2017 Estimated Asian or Pacific Islander	27.7%	23.6%	21.0%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2017 Estimated Other Races	5.9%	5.4%	5.4%
	2018 Estimated Hispanic	6.1%	6.0%	5.9%
INCOME	2018 Estimated Average Household Income	\$173,834	\$172,320	\$183,764
	2018 Estimated Median Household Income	\$148,995	\$142,249	\$149,694
	2018 Estimated Per Capita Income	\$61,922	\$63,926	\$67,529
EDUCATION (Age 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	0.1%	0.5%	1.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.5%	1.5%
	2018 Estimated High School Graduate	7.0%	8.3%	8.4%
	2018 Estimated Some College	11.4%	13.3%	13.8%
	2018 Estimated Associates Degree Only	7.4%	7.0%	7.2%
	2018 Estimated Bachelors Degree Only	43.4%	41.4%	40.0%
	2018 Estimated Graduate Degree	29.3%	27.9%	27.9%
BUSINESS	2018 Estimated Total Businesses	234	2,332	3,581
	2018 Estimated Total Employees	1,446	25,686	35,344
	2018 Estimated Employee Population per Business	6.2	11.0	9.9
	2018 Estimated Residential Population per Business	59.8	25.8	29.9



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